

July 15, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PR0299

The Rebkee Company and BB&T
(CVS Pharmacy Store No. 12)

Clover Hill Magisterial District
Hull Street Road west of Deer Run

REQUEST: Site Plan Approval.

The applicant is requesting Planning Commission approval of a site plan as required by zoning case 03SN0243.

RECOMMENDATION

Staff recommends approval subject to the following condition:

CONDITION

Prior to final administrative site plan approval the following site plan review comments shall be satisfactorily addressed.

REVIEW COMMENTS:

1. Add the following notes to the plans:

"The developer shall be responsible for any damage to the existing signal during site construction."

"Contractor must coordinate with the Virginia Department of Transportation for the relocation of the existing Virginia Department of Transportation underground electric line." (VDOT)

2. Documentation must be provided with respect to the existing access and access easement to Hull Street Road west of Harbour View Court. This documentation must indicate that all parties having rights to this access and easement are in agreement with its closure in conjunction with this project. (T)
3. Submit a meter sizing form for the irrigation meter. (U)
4. Submit an engineer's checklist. (U)
5. Show a materials list on the plans. (U)
6. The owner must enter into a County contract prior to the start of construction. Provide a copy of the "accepted" bid proposal between the developer and the contractor so we may prepare the County contract. The bid proposal must be based on the approved site plan. All work must be performed by an acceptable utilities contractor. If the site plan is revised after the utility contract is prepared, a revised bid proposal may be necessary to accurately reflect the latest approved site plan, and a new contract preparation may be necessary. (U)
7. After complete site plan approval, submit three (3) sets of plans directly to the utility department for our use. (U)
8. It is the responsibility of the applicant to comply with and/or acquire all applicable federal and/or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of one (1) acre or more), ground water and air quality." Final approval of these plans will not relieve you of your responsibility. Wetlands documentation must be received by the Engineering Department prior to issuance of the land disturbance permit. (EE)
9. Calculations using VDOT standard calculation sheets must be submitted to support the design of drop inlets. (EE)
10. Revise the Manning's roughness coefficient used in the proposed open channel downstream of structure 3-4 to more accurately reflect rip rap ($n=0.045$). Provide the revised open channel calculations. (EE)
11. Show the inlet protection symbol over the drop inlets on the erosion control plan sheets. (EE)
12. Provide culvert inlet protection for structures 5 and 6 along Hull Street Road. (EE)
13. The detail shown for curb inlet protection must be the one shown on plate 3.07-8 of standard and specification # 3.07. Remove all other inlet protection details. (EE)

14. A note must be added to the erosion control narrative/sequence of construction stating that the certified responsible land disturber must attend the pre-construction meeting. (EE)
15. In the detail for the sediment trap on sheet C13 revise the length of the outlet to 18 feet. (EE)
16. The data map submitted must outline all proposed impervious areas that were utilized in determining compliance with the Chesapeake Bay Preservation Ordinance. Clarify if the 1.7 acres of new impervious area specified includes the required improvements along Hull Street Road that would also need to be included as new impervious area. (EE)
17. Construction of this project is within the Swift Creek Reservoir watershed management area that requires payment of pro-rata share for development improvements based on the impervious area of the site plan. The current computation and the amount are as follows:

Swift Creek Reservoir pro rata

"a" impervious area	= 1.7 acres
enr cost index	= \$6222.00 april 2001
enr cost index	= \$6693.94 june 2, 2003

$\$5010.00 ("a")(enr \text{ current})/\$6222.00 = \$9,163.02$

Remittance of this amount must be made with the land disturbance permit application and within 60 days from the date of this letter in order to avoid recalculation of this amount to reflect current construction cost trends. Note that this amount may change depending on the accuracy of the CBPA data map per the above comment. (EE)

18. Permission must be obtained from the adjacent property owner(s) allowing for grading on the property as proposed prior to issuance of a land disturbance permit. (EE)
19. All offsite drainage easements must be recorded prior to issuance of a land disturbance permit for this project. (EE)
20. Prior to issuance of a land disturbance permit, a diskette/cd, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour in the Environmental Engineering. The diskette/cd must contain the following, each in a separate layer:

Final grading contour lines (5' intervals);
Proposed building footprint;
All impervious area (parking lots, driveways, roads, etc); and

The storm sewer system.

A "layer report" printed from Autocad must be submitted with the diskette/cd. Both the diskette/cd and the report must be labeled with the site plan name, site plan number, and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 datum. (EE)

21. A land disturbance permit is required for this project and the following are required prior to its issuance:
 - a. Substantial or full site plan approval
 - b. A VDOT land use permit
 - c. A letter must be received from a qualified wetlands expert stating:
 1. There are no wetlands impacted on this project,
 2. The wetlands impacted are less than 0.1 acres and corps of engineers notification is not required, or
 3. All applicable federal and state wetland permits have been acquired (copies of the permits must be submitted)
 4. Payment of the upper swift creek pro rata fee
22. More than one direction of traverse is shown. Please revise the survey to show only one path of traverse. (EE)
23. Coordinate points based on the Virginia State Plane Coordinate system, South Zone, North American Datum 1983 are not present. Two (2) points must be shown on the parcel boundary. (EE)
24. Label the Hull Street Road setback as "50' setback and tree save area. Landscape "C" required." (P)
25. Parcel or lot lines within a project do not require setbacks or landscaping. The only required landscaping for this site plan is the Hull Street Road setback planting, plantings between the bank to the East and this site and the interior parking lot plantings. We do not require internal setback plantings, however we encourage them. To this end, any plantings that are not meeting a County requirement do not need to meet minimum County size requirements. (P)
26. The main irrigation line and the lateral irrigation line shown along the Hull Street Road property line cannot be installed as shown. Severe damage will occur to the root systems of the existing mature trees. Suggest routing the lines well out of the drip lines of these trees and running laterals into those areas to irrigate grassed areas. (P)
27. Provide a note at the detail for the freestanding lights that limits pole height to 20'. (P)

28. Provide a detail sheet for the building mounted lights showing full external shielding on all three sides of the fixtures. (P)
29. Provide the following notes:
 - "All external utility connections to be painted to match/blend in with building."
 - "All signage shown is for illustrative purposes only. Sign approval requires a separate permit, obtained through the building inspections office." (P)
30. Indicate where the mechanical equipment is located. If it is on the roof, show a dashed line indicating its location and showing that it is fully screened. (P)
31. Stipulate on the elevation drawing that the roof will be standing seam metal. (P)
32. Stipulate on the elevations drawing that the brick and mortar will match that of the existing buildings. (P)
33. Stipulate on the elevation drawing that EIFS material will match that of existing buildings. (P)
34. The allocation of brick and EIFS on this building must be adjusted so that the appearance is more consistent with the adjacent buildings. (P)
35. The large expanses of brick must be broken up by a method that reads strongly. Slight variations in surface depth do not typically read well when viewed from the road. (P)
36. The adjacent buildings and shopping center use columns or elaborate brick piers. One of these methods or a combination of the two (2) must be used on this building. (P)
37. Using the Zoning Ordinance calculation for building mounted signage, 155 square feet of building mounted signage is allowed for this building. This total may be used on any of the facades of the building. The signage currently shown on the building is in excess of allowable sign area. This comment is for informational purposes only and is subject to change due to building modifications or site changes. (P)
38. Preceding comments relating to architecture notwithstanding, the overall image of the adjacent structures is very strong. This building has a very weak styling. This will need to be satisfactorily corrected prior to release of a building permit.

GENERAL INFORMATION

Associated Public Hearing Cases:

03SN0243 – 13800 Hull Street Associates, L.L.C.

Developer:

The Rebkee Company

Location:

Fronting approximately 276 feet on the north line of Hull Street Road and lying approximately 230 feet west of the west line of Harbour View Court. Tax ID 727-673-4313 (Sheet 15).

Existing Zoning and Land Use:

C-2; office/warehouse

Size:

2.11 acres

Adjacent Zoning and Land Use:

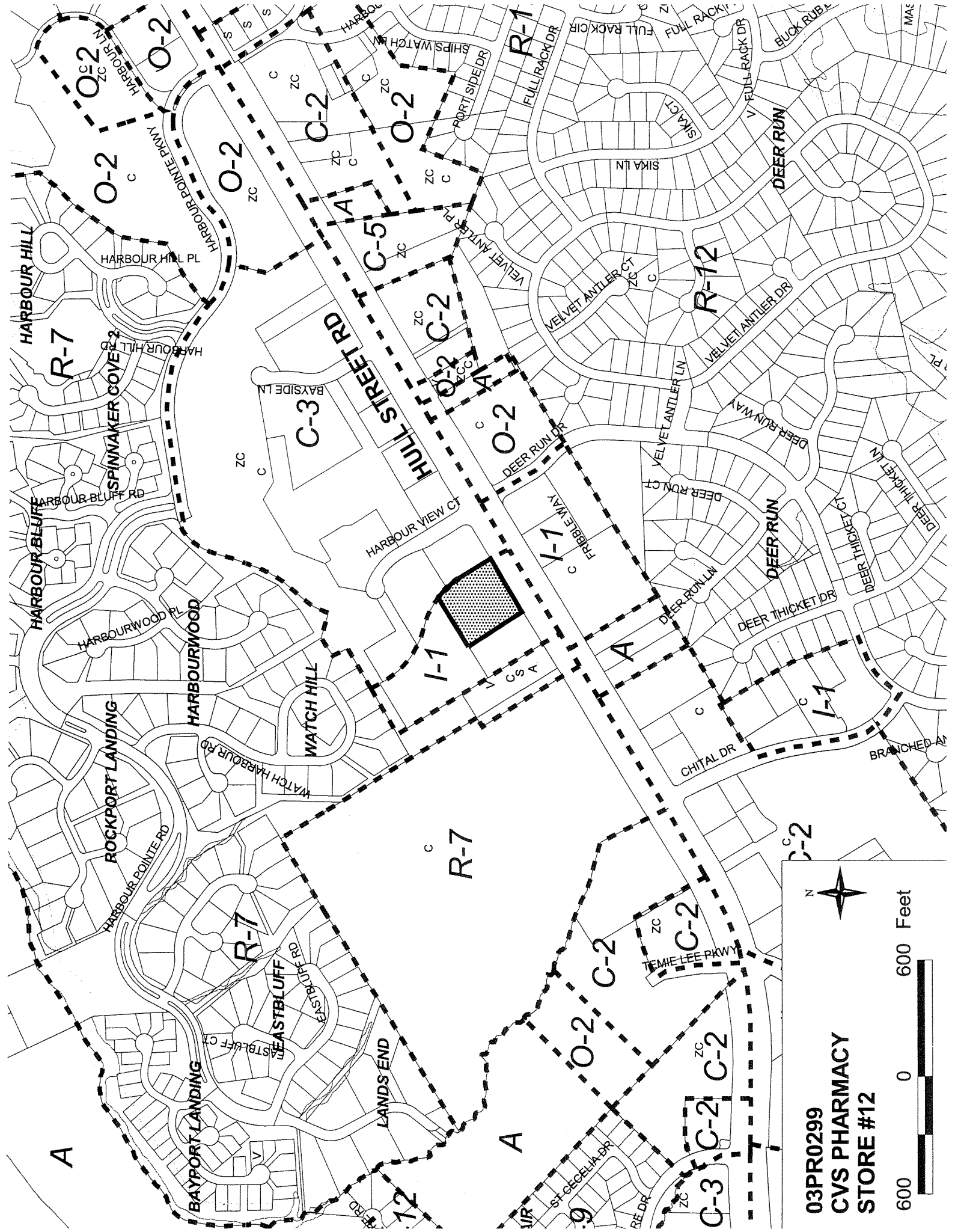
North - O-2 ; Vacant
South - I-1; Shopping center
East - C-3; Bank
West - R-7; Vacant

BACKGROUND

The site was rezoned to Light Industrial (M-1) as a part of the original Brandermill zoning Case 74SN021. A manufacturing/warehouse facility was constructed on the site. The site is part of a larger tract of land recently rezoned to Neighborhood Business (C-2) and Corporate Office (O-2) (03SN0243). This rezoning makes the site appropriate for the proposed use. One (1) of the conditions of this zoning case requires Planning Commission approval of site plans within this project. The submitted plan includes improvements to the adjoining bank site, but these improvements are not a part of this Planning Commission review.

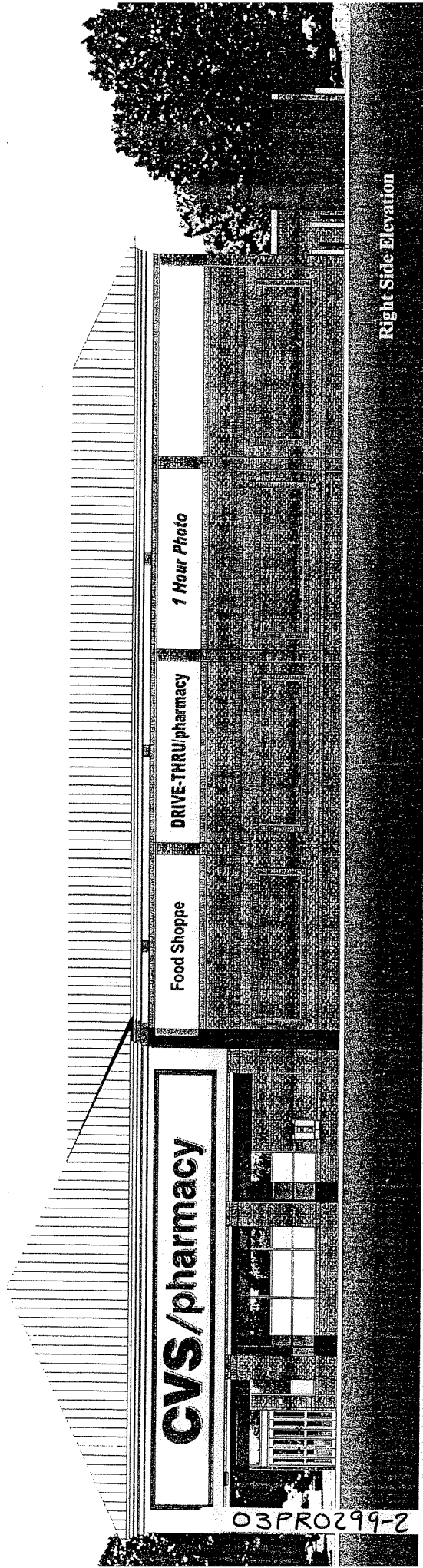
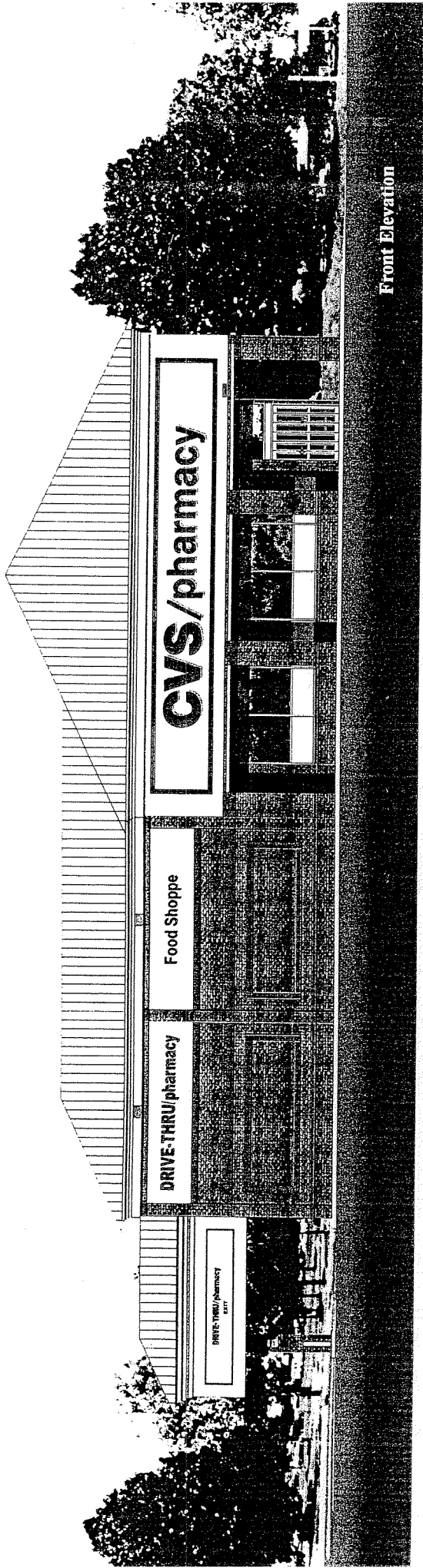
CONCLUSIONS

Staff recommends approval subject to the condition noted above.



03PR0299
CVS PHARMACY
STORE #12



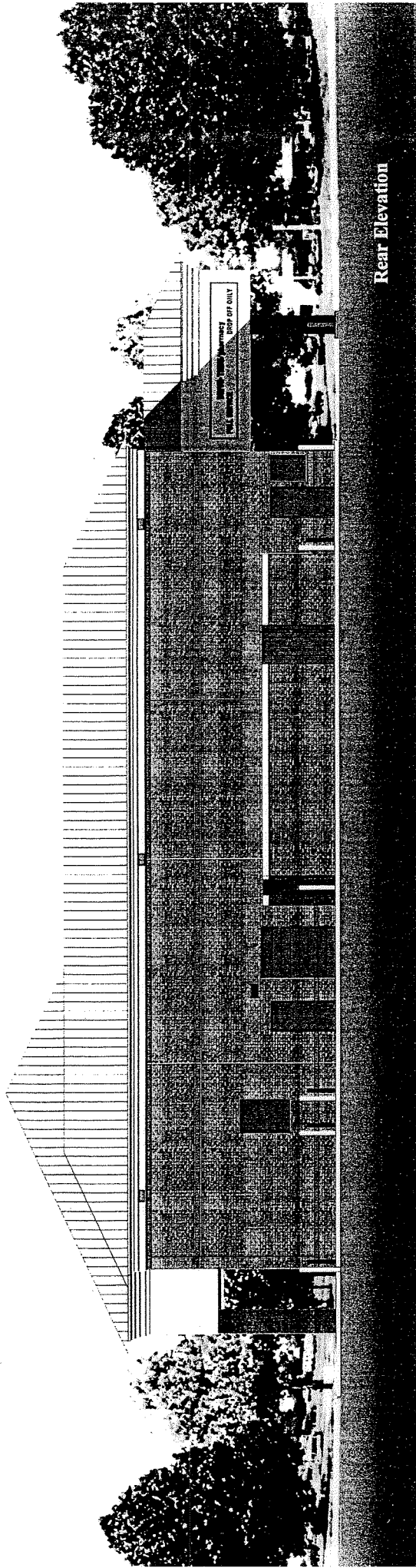


CVS

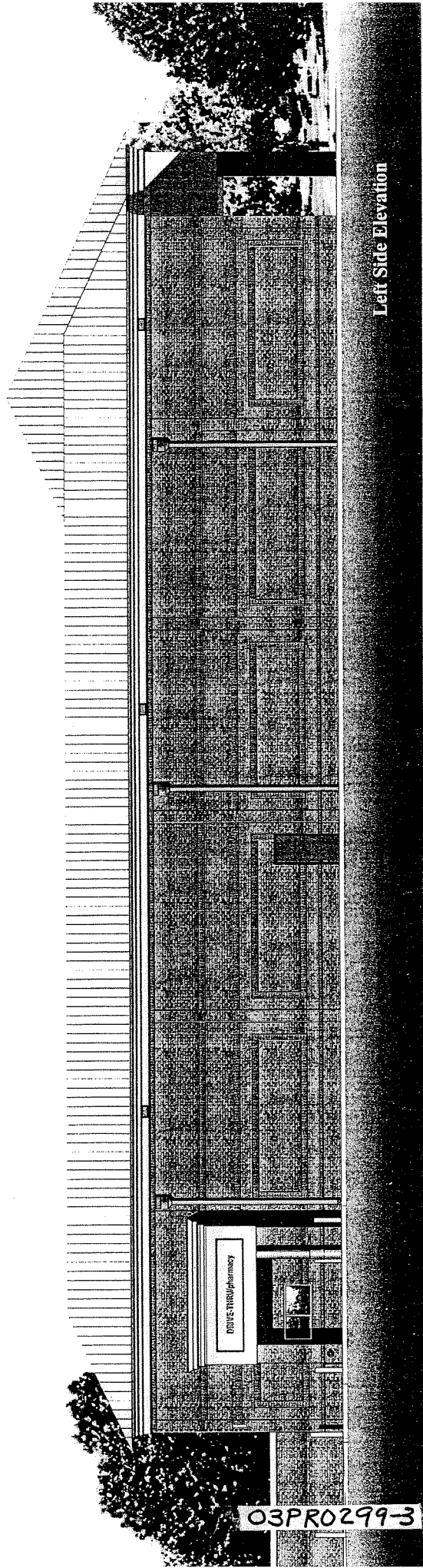
Store #0012 - Midlothian, Virginia

LITTLE
DESIGNED BY LITTLE ARCHITECTS

03PRO299-2



Rear Elevation



Left Side Elevation

CVS

Store #0012 - Midlothian, Virginia

LITTLE
PHYSICIAN ARCHITECTURAL CONSULTING

03PR0299-3